

**Planning and Zoning Commission Meeting Minutes
January 23, 2023**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, January 23, 2023 at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel and Commissioners Branden Freeman, Lorraine Arney, Joshua Scott, Ashlie Pendleton and John Mahon. Commissioner Ashlie Pendleton was absent.

STAFF MEMBERS present included Rodney Short, Deputy City Attorney; Emily Hart, Assistant City Attorney; Jennifer Albers, Principal Planner; Robert Blevins, Principal Planner; Zenia Fiveash, Assistant Planner and Lizbeth Sanchez, Administrative Specialist.

Chairman Chris Hamel called the meeting to order at 4:30 p.m., and noted there was a quorum present.

ELECTION OF OFFICERS

Hamel called for nominations for Chairman.

Commissioner Arney nominated Chris Hamel.

MOTION

Motion by Arney, second by Freeman to elect Chris Hamel as Chairman. Motion carried unanimously, (6-0) with one absent.

Hamel called for nominations for Vice-Chair.

Commissioner Hamel nominated Lorraine Arney.

MOTION

Motion by Hamel, second by Freeman to elect Lorraine Arney as Vice-Chairman. Motion carried unanimously, (6-0) with one absent.

CONSENT CALENDAR

MINUTES – January 9, 2023

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Arney, second by Freeman to APPROVE the Consent Calendar as presented. Motion carried unanimously, (6-0) with one absent.

Action Items–

CUP-40853-2022: *This is a request by Adrian Vega, on behalf of D & M Properties of Yuma, LLC, for a Conditional Use Permit to allow automotive repair within 600' of residential in the Heavy Industrial/Infill Overlay (H-I/O) District. The property is located at 599 S. Gila Street, Yuma, Arizona.*

Robert Blevins, Principal Planner, summarized the staff report and recommended APPROVAL.

QUESTIONS FOR STAFF

Chairman Hamel asked if there would be a problem if the applicant, in the future, added two additional 40 x 40 buildings on the property. **Blevins** replied that there was no maximum lot coverage requirement and that there was enough space for future expansions.

APPLICANT/APPLICANT'S REPRESENTATIVE

Hamel asked what environmental conditions were in place for the proposed project. **Ryan Mansheim, 4447 Charro Lane, Yuma, AZ** replied that they have the required Environmental Protection Agency totes to dispose of oil and coolant properly. **Mansheim** also mentioned that they had a storm retention center surveyed to prevent any spillage from getting to the river.

PUBLIC COMMENT

None

Motion by Freeman second by Arney to APPROVE CUP-40853-2022 as presented. Motion carried unanimously, (6-0) with one absent.

INFORMATION ITEMS**Staff**

None

Commission

None

Public

None

Chairman Hamel called the commission into an executive session at 4:40 PM.

ADJOURNMENT

Minutes approved this 13 day of February, 2023



Chairman